



**GAIL FARBER, Director**

## **COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

August 18, 2009

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

# **ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

33                      AUGUST 18, 2009

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**SALE OF SURPLUS PROPERTY AND GRANT OF EASEMENT FROM THE  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO THE STATE OF CALIFORNIA  
LIVE OAK WASH SPREADING GROUNDS - PARCELS P-6EX, P-7EX, AND 7  
LIVE OAK DEBRIS BASIN - PARCEL P-11EX  
LIVE OAK WASH - PARCELS P-82EX AND 82  
CITY OF CLAREMONT AND UNINCORPORATED CLAREMONT AREA  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

This action is to approve the grant of easement for highway purposes and the sale of fee owned parcels to the State of California in Live Oak Wash Spreading Grounds, Live Oak Debris Basin, and Live Oak Wash located in the City of Claremont and unincorporated Claremont area.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.
2. Find the transactions categorically exempt from the California Environmental Quality Act.
3. Find the fee interest in Live Oak Wash Spreading Grounds, Parcels P-6EX and P-7EX; Live Oak Debris Basin, Parcel P-11EX; and Live Oak Wash, Parcel P-82EX; located in the City of Claremont and unincorporated Claremont area, to be no longer required for the purposes of the Los Angeles County Flood Control District.
4. Find the grant of easement for highway purposes in Live Oak Wash Spreading Grounds, Parcel 7, and Live Oak Wash, Parcel 82, located in the City of Claremont and unincorporated Claremont area, will not interfere with the use of Live Oak Wash Spreading Grounds and Live Oak Wash for any purposes of the Los Angeles County Flood Control District.
5. Approve the grant of easement in Parcels 7 and 82, and the sale of Parcels P-6EX, P-7EX, P-11EX, and P-82EX from the Los Angeles County Flood Control District to the State of California.
6. Instruct the Chairman to sign the Easement and Quitclaim Deed documents and authorize delivery to the State of California.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to obtain your Board's approval to grant an easement for highway purposes in Live Oak Wash Spreading Grounds, Parcel 7; and Live Oak Wash, Parcel 82; and to quitclaim surplus property in Live Oak Wash Spreading Grounds, Parcels P-6EX and P-7EX; Live Oak Debris Basin, Parcel P-11EX; and Live Oak Wash, Parcel P-82EX; located in the City of Claremont and unincorporated Claremont area, from the Los Angeles County Flood Control District (LACFCD) to the State of California (State).

On June 25, 1996, Synopsis 66, your Board approved Cooperative Agreement No. 70128, which was subsequently amended in 1999, between the County of Los Angeles, LACFCD, and the State to exchange right of way to accommodate the widening and realignment of Baseline Road (Route 30) which required the relocation and replacement of a portion of LACFCD's Live Oak Wash Spreading Grounds. The agreement provided for the State to acquire and convey to the LACFCD the new right of way for the relocation of the spreading grounds and for the LACFCD to quitclaim its rights for Baseline Road.

Construction of Baseline Road and the new spreading grounds is completed, and the State has conveyed fee title, together with easements for ingress and egress for the new spreading grounds, to the LACFCD. Therefore, Live Oak Wash Spreading Grounds, Parcels P-6EX and P-7EX; Live Oak Debris Basin, Parcel P-11EX; and Live Oak Wash, Parcel P-82EX; are outside the required right of way and are no longer required for LACFCD purposes.

**Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Community and Municipal Services (Goal 3). The road and flood control improvements enhance the infrastructure, thereby improving the quality of life for the residents of the County.

**FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Live Oak Wash Spreading Grounds, Parcels 7, P-6EX, and P-7EX; Live Oak Debris Basin, Parcel P-11EX; and Live Oak Wash, Parcel P-82EX; are located north and south of Baseline Road, between Williams Avenue and Live Oak Canyon Road, in the City of Claremont and unincorporated Claremont area.

The grant of easement and sale is authorized by Section 2, Paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and as such shall have power...13. To lease, sell, or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or part thereof, is no longer required for the purposes of said district..."

These transactions are not considered adverse to the LACFCD's purposes, and the grant of easement will not hinder the use of the Live Oak Wash Spreading Grounds for possible transportation, utility, or recreational corridors. The Quitclaim Deed document does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals.

The enclosed Easement and Quitclaim Deed documents have been approved by County Counsel as to form and will be recorded.

**ENVIRONMENTAL DOCUMENTATION**

On March 8, 1991, the Federal Highway Administration approved the Negative Declaration/Environmental Assessment for the State's project with a Finding of No Significant Impact. Subsequently, on January 20, 1998, Synopsis 40, your Board approved the LACFCD project to relocate a portion of the Live Oak Wash Spreading Grounds, which was found categorically exempt pursuant to Class 1, Subsection (e), of the Environmental Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, (County Guidelines). The sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) because the properties to be sold are incapable of independent development in that they meet the criteria of Section 15312 (I) of the State CEQA guidelines and Class 12 of the County Guidelines.

The Honorable Board of Supervisors

August 18, 2009

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**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The grant of easement allows for the joint use of the LACFCD's right of way without interfering with the primary mission of the LACFCD. The quitclaim of surplus property reduces the LACFCD's expenses and potential liability.

**CONCLUSION**

Please return one adopted copy of this letter and the executed original Easement and Quitclaim Deed documents to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicates for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Lari Sheehan)  
County Counsel  
Executive Office

**ORIGINAL**

RECORDING REQUESTED BY  
AND MAIL TO:

State of California  
c/o Department of Transportation  
100 South Main Street  
Los Angeles, CA 90012-3606

*Space Above This Line Reserved for Recorder's Use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO  
SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION  
27383 OF THE GOVERNMENT CODE.

Assessor's Identification Number:  
8669-022-900 (Portion)

## EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby grant to the STATE OF CALIFORNIA, acting by and through its Department of Transportation (hereinafter referred to as STATE), a perpetual easement for highway purposes on, over, and across the real property partly in the City of Claremont and partly in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions, which the STATE, by the acceptance of this instrument and or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.
2. STATE agrees that it will not perform or arrange for the performance of any construction or reconstruction work on, over, and across the land herein described until such plans and specifications shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District.
3. STATE agrees that it will indemnify and save harmless DISTRICT, its officers, agents, and/or employees, from any and all liability, loss, or damage to which DISTRICT, its officers, agents, and/or employees may be subjected as the result of any act or omission by STATE, its officers, agents, and/or employees arising out of the exercise by STATE, or its officers, agents, or employees of any of the rights granted to it by this instrument.

File with:	LIVE OAK WASH SPREADING GROUNDS 7
Also includes:	Live Oak Wash Parcel 82
22-RW 8.1	
S.D. 5	M9823020

KR:bw

P:CONF:KR-EASE LIVE OAK WASH SPREADING GROUNDS RVSD 5609-12

4. It is expressly understood that DISTRICT will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this instrument.
5. The provisions and agreements contained in this instrument shall be binding upon STATE, its successors and assigns.

Dated 8-18-09



(LACFCD-SEAL)

SACHI A. HAMAI  
Executive Officer of the Board of Supervisors  
of the County of Los Angeles

LOS ANGELES COUNTY FLOOD CONTROL  
DISTRICT, a body corporate and politic

By Don Krabe  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

By Lachelle Amitherman  
Deputy



STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 18<sup>th</sup> day of August, 2009, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By Lachelle Ami Therman  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ROBERT E. KALUNIAN  
Acting County Counsel

By Michael D. Moore  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the State of California, grantee herein, acting by and through the Department of Transportation, Division of Highways, hereby accepts for public purposes the real property, or interest therein, conveyed by the attached instrument and consents to the recordation thereof.

In witness whereof, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_

By \_\_\_\_\_

## EXHIBIT A

**File with : LIVE OAK WASH SPREADING GROUNDS 7**

Also affects : Live Oak Wash Parcel No. 82

22-RW 8.1

A.P.N. 8669-022-900 (portion)

T.G. 571(A7)

I.M. 144-357

S.D. 5

### LEGAL DESCRIPTION

(Grant of easement for highway purposes)

Caltrans Reference Parcel is 74847-3

Those portions of the northeast quarter of the northwest quarter of Section 5, Township 1 South, Range 8 West, S.B.M., in the City of Claremont, County of Los Angeles, State of California, included within Parcels Nos. 7 and 82 of the land acquired by the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT by Final Order of Condemnation, filed in Superior Court Case No. 720524, in said county, a certified copy of said final order being recorded in Book D829, page 136, of Official Records, in the office of the Registrar-Recorder/County Clerk of said county, said Parcels Nos. 7 and 82 being shown on County Surveyor's Filed map No. 20133-1, filed in the office of the Director of the Department of Public Works of said county, bounded on the west by a line described as commencing at the intersection of the centerline of Base Line Road, 66 feet wide, as shown on said map, with the easterly line of Laurel Street, 40 feet wide, as conveyed to the County of Los Angeles for public road and highway purposes described "fourth" in deed recorded on January 23, 1915, in Book 5998, page 17, of Deeds, in the office of said Registrar-Recorder/County Clerk and as shown on said map; thence along said easterly line North 00°35'05" West 291.00 feet, thence leaving said easterly line North 85°11'35" East 96.22 feet; thence North 75°32'11" East 181.80 feet to the beginning of a tangent curve concave to the southwest and having a radius of 50.00 feet; thence easterly, southeasterly, and southerly along said curve through a central angle of 109°29'02" to a point hereby designated as "Point A" for the purpose of this description, said point also being the TRUE POINT OF BEGINNING, a radial of said curve to said point bears South 84°58'47" East; thence southerly continuing along said curve through a central angle of 7°21'22", an arc distance of 6.42 feet; thence tangent to said last-mentioned curve South 12°22'35" West 97.04 feet to a point hereby designated as "Point B" for the purpose of this description; bounded on the east by a line described as beginning at the southerly terminus of that certain course having a bearing and length of South 34°11'00" West 508.77 feet as described in Parcel No. 11 of said land acquired by the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT and as shown on said map; thence along the southwesterly prolongation of said last-mentioned course

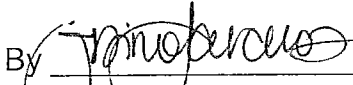
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South 34°11'24" West 60.00 feet; thence South 75°59'17" West 86.07 feet; thence South 36°23'10" West 69.04 feet; thence South 12°35'51" West 170.00 feet; bounded on the north by a line which bears North 77°32'23" East and which passes through said "Point A"; and bounded on the south by a line which bears North 77°32'23" East and which passes through said "Point B".

The area of the above-described parcel of land is 4,421 square feet, more or less.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION
<u>April 30, 2009</u>
COUNTY OF LOS ANGELES
By <u></u>
SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division

**EXHIBIT A**

ORIGINAL

RECORDING REQUESTED BY  
AND MAIL TO:

State of California  
c/o Department of Transportation  
100 South Main Street  
Los Angeles, CA 90012-3606

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO  
SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION  
27383 OF THE GOVERNMENT CODE.

Assessor's Identification Numbers:  
8669-022-900 (Portion)  
8669-025-902 (Portion)

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to the STATE OF CALIFORNIA, acting by and through its Department of Transportation, all its right, title, and interest in and to the real property partly in the City of Claremont and partly in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without the right of entry to the surface of said land.

Dated 8-18-09



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL  
DISTRICT, a body corporate and politic

By

Chairman, Board of Supervisors  
of the Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors of the  
County of Los Angeles

By Sachelle Smitheman  
Deputy

LIVE OAK WASH SPREADING GROUNDS P-6EX

Includes: Parcel P-7EX

Also includes: Live Oak Debris Basin

Parcel P-11EX

Also includes: Live Oak Wash

Parcel P-82EX

22-RW 8.1

S.D. 5

M9823020

KR:bw

P:CONF:KR-QCDLIVEOAKP6EX 72108 RVSD 5609-12

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 18<sup>th</sup> day of August, 2009, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By Lachelle Smithman  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ROBERT E. KALUNIAN  
Acting County Counsel

By Michael D. [Signature]  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE  
(GOVERNMENT CODE SECTION 27281)**

This is to certify that the State of California, grantee herein, acting by and through the Department of Transportation, Division of Highways, hereby accepts for public purposes the real property, or interest therein, conveyed by the attached instrument and consents to the recordation thereof.

In witness whereof, I have hereunto set my hand this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_

By \_\_\_\_\_

## EXHIBIT A

### LIVE OAK WASH SPREADING GROUNDS P-6EX

Includes: Parcel No. P-7EX

Also includes: Live Oak Debris Basin Parcel No. P-11EX

Also includes: Live Oak Wash Parcel No. P-82EX

22-RW 8.1

A.P.N. 8669-022-900 and 8669-025-902 (Portions)

T.G. 570 (J7) and 571 (A7)

I.M. 144-357

S.D. 5

M9823020

### LEGAL DESCRIPTION

**PARCELS NOS. P-6EX, P-7EX, P-11EX and P-82EX** (Quitclaim of portions of fee):

**Part A** (Caltrans Reference Parcel is 74847-1):

Those portions of the northeast quarter of the northwest quarter of Section 5, Township 1 South, Range 8 West, S.B.M., in the City of Claremont, County of Los Angeles, State of California, included within Parcel No. 7 of the land acquired by the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT by Final Order of Condemnation, filed in Superior Court Case No. 720524, in said county, a certified copy of said final order being recorded in Book D829, page 136, of Official Records, in the office of the Registrar-Recorder/County Clerk of said county, said Parcel No. 7 being shown on County Surveyor's Filed Map No. 20133-1, filed in the office of the Director of the Department of Public Works of said county, described as a whole as follows:

Beginning at the intersection of the centerline of Base Line Road, 66 feet wide, as shown on said map, with the easterly line of Laurel Street, 40 feet wide, as conveyed to the County of Los Angeles for public road and highway purposes described "fourth" in deed recorded on January 23, 1915, in Book 5998, page 17, of Deeds, in the office of said Registrar-Recorder/County Clerk and as shown on said map; thence along said easterly line North 00°35'05" West 291.00 feet; thence leaving said easterly line North 85°11'35" East 96.22 feet; thence North 75°32'11" East 181.80 feet to the beginning of a tangent curve concave southwesterly and having a radius of 50.00 feet; thence easterly, southeasterly and southerly along said curve through a central angle of 116°50'24", an arc distance of 101.96 feet; thence tangent to said curve South 12°22'35" West 138.73 feet; thence South 14°29'55" West 68.28 feet; thence South 26°38'27" West 92.41 feet to said centerline of Base Line Road; thence along said centerline South 89°44'07" West 242.02 feet to the point of beginning.

Access rights will be denied to that portion of the above-described land, lying southerly of the following described line:

Beginning at the intersection of the northerly line of said Base Line Road with the easterly line of said Laurel Street, said northerly line having a bearing of North 89°44'07" East, for the purpose of this description; thence North 79°51'56" East 365.84 feet.

**Part B** (Caltrans Reference Parcel is 74847-2):

Those portions of the northeast quarter of the northwest quarter of Section 5, Township 1 South, Range 8 West, S.B.M., and those portions of the southeast quarter of the southwest quarter of Section 32, Township 1 North, Range 8 West, S.B.M., partially in the City of Claremont and partially in the unincorporated portion of the County of Los Angeles, State of California, included within Parcels Nos. 6, 7 and 82 of the land acquired by the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT by Final Order of Condemnation, filed in Superior Court Case No. 720524, in said county, a certified copy of said final order being recorded in Book D829, page 136, of Official Records, in the office of the Registrar-Recorder/County Clerk of said county, said Parcels Nos. 6, 7 and 82 being shown on County Surveyor's Filed Map No. 20133-1, filed in the office of the Director of the Department of Public Works of said county, described as a whole as follows:

Beginning at the easterly terminus of that certain course having a bearing and length of North 79°51'56" East 365.84 feet as hereinabove described in Part A, said easterly terminus being a point on a non-tangent curve concave northwesterly and having a radius of 1,425.00 feet in the southeasterly line of said Parcel No. 82; thence northeasterly along said curve from a tangent which bears North 25°06'00" East at said point, through a central angle of 03°49'11", an arc distance of 95.00 feet to the southerly line of said Parcel No. 6; thence along said southerly line North 89°44'07" East 108.85 feet to a tangent curve concave northwesterly and having a radius of 121.04 feet; thence easterly, northeasterly and northerly along said curve through a central angle of 74°35'46", an arc distance of 157.58 feet; thence tangent to said last-mentioned curve North 15°08'45" East 171.13 feet; thence North 75°08'05" West 125.45 feet to the southerly terminus of that certain course having a bearing and length of South 34°11'00" West 508.77 feet as described in Parcel No. 11 of said land acquired by the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT; thence along the southwesterly prolongation of said last-mentioned course South 34°11'24" West 60.00 feet; thence South 75°59'17" West 86.07 feet; thence South 36°23'10" West 69.04 feet; thence South 12°35'51" West 170.00 feet; thence South 06°19'00" East 83.44 feet to the point of beginning.

**EXHIBIT A**



**Part C** (Caltrans Reference Parcel is 74847-4):

That portion of the southeast quarter of the southwest quarter of Section 32, Township 1 North, Range 8 West, S.B.M., in the unincorporated portion of the County of Los Angeles, State of California, included within Parcel No. 11 of the land acquired by the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT by Final Order of Condemnation, filed in Superior Court Case No. 720524, in said county, a certified copy of said final order being recorded in Book D829, page 136, of Official Records, in the office of the Registrar-Recorder/County Clerk of said county, said Parcel No. 11 being shown on County Surveyor's Filed Map No. 20133-1, filed in the office of the Director of the Department of Public Works of said county, described as follows:

Beginning at the intersection of the southwesterly line of Live Oak Canyon Road, 40.00 feet wide, as conveyed to the County of Los Angeles for public road and highway purposes, described "second" in deed recorded in Book 5998, page 17, of Deeds, in the office of said Registrar-Recorder/County Clerk, the centerline adjacent to said southwesterly line having a bearing and length of North 34°07'45" West 329.48 feet as described in said last-mentioned deed, with the southeasterly line of said Parcel No. 11, said southeasterly line having a bearing and length of South 34°11'00" West 508.77 feet as described in said final order; thence along said southwesterly line of Live Oak Canyon Road North 34°25'17" West 44.00 feet; thence in a direct line South 09°57'54" West 99.84 feet to a point in said southeasterly line of Parcel No. 11, distant thereon South 34°11'00" West 75.00 feet from the point of beginning; thence along said southeasterly line North 34°11'00" East 75.00 feet to the point of beginning.

The total area of the above-described PARCELS NOS. P-6EX, P-7EX, P-11EX and P-82EX, consisting of three (3) parts is 3.47 acres, more or less.

**EXHIBIT A**

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER III  
Mapping and Property Management Division